

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 21, 2003

G. Robert Adams, PE Adams Consulting Engineering 500 Nolen Dr, Ste 550 Southlake, TX 76092

RE: McDONALD'S RESTAURANT

(K-18/D85)

(925 San Pedro NE)

ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEER'S STAMP DATED 1/9/2003

ENGINEER'S CERTIFICATION DATED 7/24/2003

Dear Mr. Adams:

Based upon the information provided in your Engineer's Certification submittal dated 7/24/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If you have any questions please call me at 924-3982.

Sincerely,
Brack L. Brhan

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: Certificate of Occupancy Clerk, COA drainage file approval file

	REV. 1/28/2003rd)		Z-18/D85
PROJECT TITLE: <u>McDonald's Restaurant</u> DRB #: <u>1002246</u> EPC#:		ZONE MAP/DRG. WORK ORDER#:	# #
LEGAL DESCRIPTION: <u>Lot A, Block 10 Saraton Height Ac</u> CITY ADDRESS: <u>925 San Pedro NE</u>	<u>ddition</u>		
ENGINEERING FIRM: Adams Consulting Engineers ADDRESS: 500 Nolen Drive, Suite 550 CITY, STATE: Southlake, Texas		CONTACT: <u>Jimmy</u> PHONE: <u>817-329-</u> ZIP CODE: <u>76092</u>	<u>6990</u>
OWNER: McDonalds Corporation ADDRESS: <u>511 E. Carpenter Freeway, Suite 375</u> CITY, STATE: <u>Irving, Texas</u>	<u>5</u>	CONTACT: <u>Mike North</u> PHONE: <u>505-424-</u> ZIP CODE: <u>75062</u>	7778
ARCHITECT: <u>McDonalds Corporation</u> ADDRESS: <u>511 E. Carpenter Freeway, Suite 37</u> CITY, STATE: <u>Irving, Texas</u>	<u>5</u>	CONTACT: Mike Metalone: PHONE: 75062	
SURVEYOR: Surveys Southwest, LTD. ADDRESS: 333 Lomas Boulevard NE CITY, STATE: Albuquerque, New Mexico		CONTACT: <u>Gary (</u> PHONE: <u>505-998-</u> ZIP CODE: <u>87102</u>	<u>0303</u>
CONTRACTOR: JM Construction ADDRESS: 5137 Partridge Road CITY, STATE: Fort Worth, Texas		CONTACT: <u>Jack N</u> PHONE: <u>817-294-</u> ZIP CODE: <u>76132</u>	<u>8534</u>
CHECK TYPE OF SUBMITTAL:	CHE	CK TYPE OF APPROVA	AL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES 1 DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE OTHER		PRELIMINARY PLATS. DEV. PLAN FOR SECTOR PLAN APPROPRIATE PLAT APPROPRIATE PLAT APPROPRIATE OF OF CERTIFICATE OF OT CERTIFICATE OT	SUB'D. APPROVAL BLDG. PERMIT APPROVAL ROVAL VAL MIT APPROVAL APPROVAL CCUPANCY (PERM.) CCUPANCY (TEMP.) APPROVAL PROVAL
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED			4 2003 SECTION
DATE SUBMITTED: July 24, 2003	BY:	in 3	Project Manager

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

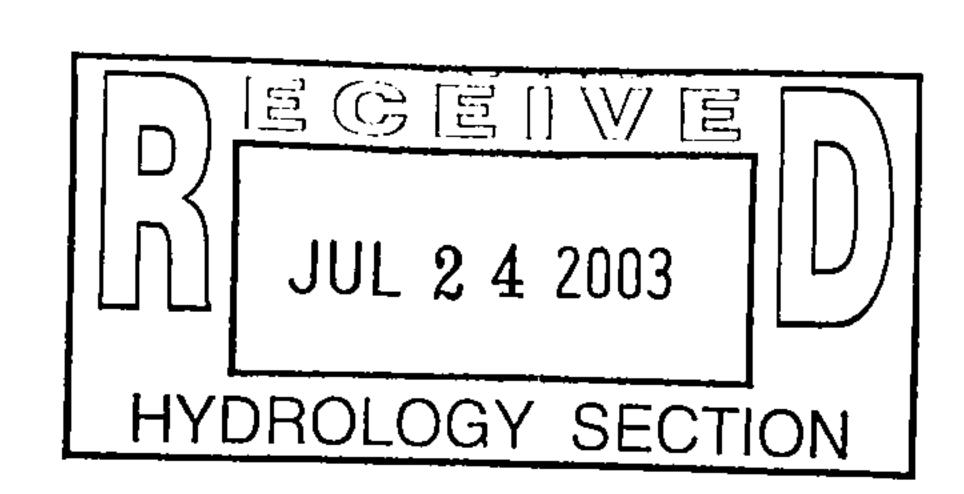
- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



ADAMS CONSULTING ENGINEERS, INC

LETTER OF TRANSMITTAL

Ci		mental Engine		DATEN: 07/24/03	
		Drive, Suite 550		ATTN: Brad Bin	<u> </u>
	Southlake	, Texas 76092		RE: McDonald's	s / Albuquerque, NM
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(817)	329-6990	FAX (817) 329	9-7671		····· · · · · · · · · · · · · · · · ·
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		☐ Shop Drawing☐ Copy of Lette		☐ Samples	☐ Specifications
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COPIES	DATE	NO.	DESCRIPTION		
1			Grading Plan Certif	fication	
2			Grading Plan		
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	or review and o	omment	☐ FOR BIDS DUE		20
REMARKS		•			
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SIGNED: Courtney Macagerishi



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

July 3, 2003

G. Robert Adams, PE 500 Nolen Drive, Suite 550 Southlake, Texas, 76092

Re:

Certification Submittal for Final Building Certificate of Occupancy for

McDonalds, [K-18/D85], 925 San Pedro NE Engineer's stamped letter, Dated 7-01-03

Dear Mr. Adams:

The TCL / Letter of Certification submitted on July 2, 2003 is approved by this office for final Certificate of Occupancy (C.O.) for Transportation. Notification has been made to the Building and Safety Section.

Please note that in the future use a copy of the City stamped approved TCL for certification.

Sincerely,

Richard Dourte, P.E.

Traffic Engineer

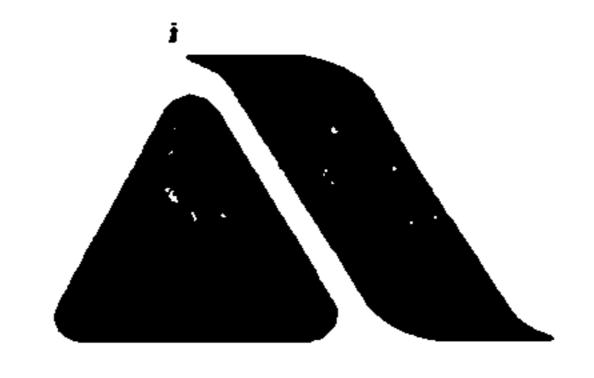
Development and Building Services

Planning Department

C:

File

Hydrology file



ADAMS CONSULTING ENGINEERS, INC.

Civil/Environmental Engineers

MEMORANDUM

TO: Richard Dourte

FROM: Rob Adams, P.E.

SUBJECT: McDonald's Restaurant (925 San Pedro NE)

DATE: 07/01/03

Mr. Dourte

Adams Consulting Engineers Incorporated (ACEI) is requesting a **Permanent Certificate of Occupancy** on behalf of McDonalds Corporation for the above-mentioned project. ACEI personnel visited the site on June 25, 2003 to observe the final improvements and note any changes. Upon field verifying these improvements, we noted two revisions which were not reflected on the approved T.C.L. Plan. (Note: These changes have been noted in red on the approved T.C.L. Plan)

- 1. The trash corral was rotated from a 45° angle to a 90° angle (now runs parallel with San Pedro). This change took place because there was a concern that the 45° trash enclosure did not provide the trash truck enough queuing area.
- 2. The row of parking stalls north of the trash corral was changed from 18 parking spaces to 22 parking spaces. This change took place because of the revised layout to the trash corral.

Upon final inspection of the entire site ACEI agrees that JM Construction (the contractor) and McDonalds Corporation (the owner) are in *Substantial Compliance with the Approved T.C.L. Plan* per the City of Albuquerque requirements. This letter of approval by ACEI is exclusively for the T.C.L. Plan and does not constitute approval of the Grading, Drainage or Utility Plan.

If you have any additional questions or comments please feel free to give me a call. Thank you for your time.

Sincerely,

ADAMS CONSULTING ENGINEERS, INC.

G. Robert Adams, P.E.

Principal



500 Nolen Drive, Suite 550, Southlake, Texas 76092 Phone: (817) 329-6990 Fax: (817) 329-7671 Corporate Office: Tyler, Texas Branch Offices: Garland, Texas ● San Diego, California

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: McDonald's Restaurant DRB #: 1002246 EPC#:	ZONE MAP/DRG. FILE #:K-18/D85 WORK ORDER#:
LEGAL DESCRIPTION: Lot A, Block 10 Saraton Height Addition CITY ADDRESS: 925 San Pedro NE	
ENGINEERING FIRM: Adams Consulting Engineers ADDRESS: 500 Nolen Drive, Suite 550 CITY, STATE: Southlake, Texas	CONTACT: <u>Jimmy Lopez</u> PHONE: <u>817-329-6990</u> ZIP CODE: <u>76092</u>
OWNER: McDonalds Corporation ADDRESS: 511 E. Carpenter Freeway, Suite 375 CITY, STATE: Irving, Texas	CONTACT: <u>Mike Motta</u> PHONE: <u>505-424-7778</u> ZIP CODE: <u>75062</u>
ARCHITECT: McDonalds Corporation ADDRESS: 511 E. Carpenter Freeway, Suite 375 CITY, STATE: Irving, Texas	CONTACT: <u>Mike Motta</u> PHONE: ZIP CODE: <u>75062</u>
SURVEYOR: Surveys Southwest, LTD. ADDRESS: 333 Lomas Boulevard NE CITY, STATE: Albuquerque, New Mexico	CONTACT: <u>Gary Gritsko</u> PHONE: <u>505-998-0303</u> ZIP CODE: <u>87102</u>
CONTRACTOR: JM Construction ADDRESS: 5137 Partridge Road CITY, STATE: Fort Worth, Texas	CONTACT: <u>Jack McMillan</u> PHONE: <u>817-294-8534</u> ZIP CODE: <u>76132</u>
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	
DATE SUBMITTED: July 1, 2003	(: Dim Juge (MOGCT MIGE)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



ADAMS CONSULTING ENGINEERS, INC

Civil • Environmental Engineers

LETTER OF TRANSMITTAL

	500 Nolen	Drive, Suite 55	0	DATE: 7/1/03	JOB	NO: 2002.189
		e, Texas 76092		ATTN: Richard	Dourte	
				RE: McDonald's	s / Albuquerq	ue, NM
(817)	329-6990	FAX (817) 32	29-7671			
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REMARKS	•	•				

SIGNED: Courtney Macqueshi

Corporate Office: Tyler, Texas Branch Offices: Garland, Texas San Diego, California

30 DAY Temp (.0.
ISSUM BY BHAS
6/13/03.

(NO SUBMITTAL, OU LETTON)



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 2002

Jimmy Lopez
Adams Consulting Engineers
2445 E. Southlake Blvd. Suite 100
Southlake Texas 76092

RE: Grading and Drainage Plan for McDonald's Restaurant (K18-D85) Dated November 25, 2002

Dear Mr. Lopez:

The above referenced drainage plan is approved for Building Permit. Upon completion of the project please certify the project per the DPM for finial Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

December 17, 2002

G. Robert Adams Adams Consulting Engineers 2445E. Southlake Blvd., Suite 100 Southlake, Texas 76092

Re:

Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for

McDonalds Restaurant @ San Pedro, [K-18 / D-85]

925 San Pedro Drive NE

G. Robert Adams Stamp Dated November 25, 2002

Dear Mr. Adams:

The TCL submittal, dated December 5, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed <u>Drainage Information Sheet</u> (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. to confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator

Development and Building Services

Planning Department



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

June 10, 2003

G. Robert Adams, PE Adams Engineering 2445 East Southlake Blvd, Suite 100 Southlake, TX, 76092

Re:

Approval of Temporary Certificate of Occupancy (C.O.) for

McDonalds [K18/D85] 925 San Pedro NE

Letter of Certification dated 6/10/03 with Engineer's Stamp

Dear Mr. Adams,

Based on the information provided on your submittal dated June 10, 2003, the above referenced project is approved for a 30 day Temporary C.O.

When the outstanding issues have been fully completed and the site is in substantial compliance and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a permanent C.O. will be issued.

The Certification package for Final C.O. must include an copy of the approved TCL (attached). The package also must include a letter of certification on designer's letterhead- stamped with his seal, signed, and dated. Submit package along with fully completed Drainage and Transportation Information Sheet.

If you have any questions, please call me at 924-3990.

Sincerely,

Richard Dourte, PE Traffic Engineer

Development and Building Services

Public Works Department

c: File

Hydrology file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

•			
PROJECT TITLE: MEDONALD'S PRESTAURAN DRB #: 1002246 EPC#:	ZONE MAP/DRG. FILE #: K-18/D85 WORK ORDER#:		
LEGAL DESCRIPTION: LOT A BLOCK 10 SARA CITY ADDRESS: 925 SALV PROPO DRIVE H.	E. HEIBHT ADDITION		
ENGINEERING FIRM: ADAMS CONSULTING FOR ADDRESS: SOUNOLEN MILLE, SUITE 55 CITY, STATE: SOUND CARE, TEXAS	CONTACT: JIMMY LOPEZ PHONE: 817-329-6990 ZIP CODE: 76092		
OWNER: MSDO-ALDS CORPORATION ADDRESS: 511 E- GARDENZER AWY, CITY, STATE: IRVING 7 FLATS	CONTACT: MIHE MO77A SU176 375 PHONE: 505- 424-7778 ZIP CODE: 7506 Z		
ARCHITECT: ADDRESS: CITY, STATE:	CONTACT:		
SURVEYOR: SURVEYS SOUTHWEST, LTW. ADDRESS 333 LOMAS BLUD, N.E. CITY, STATE: ALBURYAR DUB, NGW MA	CONTACT: GAMY GRITSHU PHONE: 505 - 998 - 0303 "ZIP CODE: 8710 Z		
CONTRACTOR: JW CONSTRUCTION ADDRESS: 5737 PARTRIDGE RUAD CITY, STATE: FORT WORTH, PEXAS THE	CONTACT: JACK WEM, UAN PHONE: 87-294 8534 ZIP CODE: 76172		
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:		
DRAINAGE REPORT DRAINAGE PLAN 1 [®] SUBMITTAL, REQUIRES TCL or equ DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (TCL) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)		
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES			
NO COPY PROVIDED			
DATE SUBMITTED: 6//0/03 BY:	Di Simmy Copiez		
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following: 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans. 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)			
acres.	ding permits, paving permits and site plans less than live (5)		



ADAMS CONSULTING ENGINEERS, INC.

Civil/Environmental Engineers

MEMORANDUM

TO: Richard Dourte

FROM: Rob Adams

SUBJECT: McDonald's Restaurant (925 San Pedro)

DATE: 06/10/03

Mr. Dourte

Adams Consulting Engineers Incorporated (ACEI) is requesting a Temporary Certificate of Occupancy on behalf of McDonalds Corporation for the above-mentioned project. ACEI has reviewed construction plans provided by JM Construction (general contractor) and feel the contractor and McDonalds Corporation are in **Substantial Compliance with the Approved T.C.L. Plan** per the City of Albuquerque requirements. This letter of approval by ACEI is exclusively for the T.C.L. Plan and does not constitute approval of the Grading, Drainage or Utility Plan.

If you have any additional questions or comments please feel free to give me a call. Thank you for your time.

Sincerely,

ADAMS CONSULTING ENGINEERS, INC.

G. Robert Adams, P.E.

Principal

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HCEI DEM

Cc: Mike Motta - McDonald's Corporation

500 Nolen Drive, Suite 550, Southlake, Texas 76092 Phone: (817) 329-6990 Fax: (817) 329-7671 Corporate Office: Tyler, Texas Branch Offices: Garland, Texas San Diego, California



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 29, 2002

Jimmy Lopez
Adams Consulting Engineers
2445 E. Southlake Blvd. Suite 100
Southlake Texas 76092

RE: Grading and Drainage Plan for McDonald's Restaurant (K18-D85) Dated October 17, 2002

Dear Mr. Lopez:

I have reviewed the referenced drainage plan received October 29, 2002 and forward the following comments.

- 1. As requested at the DRB meeting for sketch plat please submit an access and drainage easement for the lots south of the restaurant building.
- 2. Please address if there are any off-site flows entering the property.

If you have any questions please call me at 924-3982.

Carlos A. Montoya

Sincerely,

City Floodplain Administrator



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

December 17, 2002

G. Robert Adams Adams Consulting Engineers 2445E. Southlake Blvd., Suite 100 Southlake, Texas 76092

Re:

Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for

McDonalds Restaurant @ San Pedro, [K-18 / D-85]

925 San Pedro Drive NE

G. Robert Adams Stamp Dated November 25, 2002

Dear Mr. Adams:

The TCL submittal, dated December 5, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed <u>Drainage Information Sheet</u> (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. to confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator

Development and Building Services

Planning Department



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 2002

Jimmy Lopez
Adams Consulting Engineers
2445 E. Southlake Blvd. Suite 100
Southlake Texas 76092

RE: Grading and Drainage Plan for McDonald's Restaurant (K18-D85) Dated November 25, 2002

Dear Mr. Lopez:

The above referenced drainage plan is approved for Building Permit. Upon completion of the project please certify the project per the DPM for finial Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya

City Floodplain Administrator



Adams Consulting Engineers, Inc.

Civil/Environmental Engineers

PLAN REVIEW RESPONSE

Date: November 26, 2002

To: City Hydrology Department

City of Albuquerque 600 Second St. N.W. Albuquerque, NM. 87102

From: Jimmy Lopez

Adams Consulting Engineers

2445 E. Southlake Blvd., Suite 100

Southlake, Tx. 76092

Re: Plan Review dated 10/29/2002

McDonald's Restaurant 925 San Pedro Dr., N.E.

Albuquerque, NM.

The following is in response to the City of Albuquerque Hydrology Plan Review dated 10/29/2002 for the proposed McDonald's Restaurant at 925 San Pedro Dr. N.E. Copies of plan check corrections are included in this package. If you should have any additional questions or comments please feel free to give me a call.

Hydrology Department

- 1. The Plat prepared by Surveys Southwest does not show an easement on the plat but it appears as note #10 in the Subdivision Data/Notes section of the Plat (per city request).
- 2. Per our civil plans there are no off-site flows entering the McDonald's property.

2445 E. Southlake Boulevard, Suite 100, Southlake, Texas 76092 Phone: (817) 329-6990 Fax: (817) 329-7671 Corporate Office: Tyler, Texas Branch Offices: Garland, Texas San Diego, California

Sincerely,

ADAMS CONSULTING ENGINEERS, INC.

Jimmy Lopez

Project Manager

